



**BOARD OF REVIEW OF REAL ESTATE ASSESSMENTS  
CITY OF HAMPTON, VIRGINIA**

**CHAIRMAN:** David Richards  
**VICE-CHAIRMAN:** Asa Jenrette Jr.  
**SECRETARY:** Julianne Cyr  
**MEMBERS:** George C. Moore Sr.

**HEARING MEETING MINUTES**

**June 26, 2020 8:00 AM - Veterans Conference Room Ruppert Leon Sargent Building**

**I. Call to Order**

The meeting was called to order by David Richards.

**II. Roll Call**

Present: David Richards, Julianne Cyr, Asa Jenrette Jr., George C. Moore Sr.,

**III. Reading of Minutes of Preceding Meeting**

The June 23, 2020 meeting's minutes were approved.

**IV. Unfinished Business**

Last meeting minutes were approved as amended.

**V. Appeal Hearings**

**1 Case:** FY2021 - 13000888 **Owner:** EAST COAST QUALITY FOODS LLC  
**PIN:** 13000888 **Address:** 1015 W MERCURY BLVD

	<i>Assessment</i>	<i>Office Review</i>	<i>Recommended</i>	<i>Decision</i>	<i>Change</i>
Land	\$861,400	\$861,400	\$861,400	\$861,400	<b>\$0</b>
Improvement(s)	\$996,500	\$996,500	\$996,500	\$996,500	<b>\$0</b>
<b>Total</b>	<b>\$1,857,900</b>	<b>\$1,857,900</b>	<b>\$1,857,900</b>	<b>\$1,857,900</b>	<b>\$0</b>

The owner or agent did not make a presentation. The appeal was made on the basis of Fair Market Value. A report for the Office of the Assessor of Real Estate was presented by Gary James.

**Board Vote:** The motion was made by Julianne Cyr and seconded by George C. Moore Sr. to affirm the current assessment based on fair market value. After discussion the Board of Review voted:

David Richards	Yea	George C. Moore Sr.	Yea
Julianne Cyr	Yea		
Asa Jenrette Jr.	Yea		

**2 Case:** FY2021 - 13004218 **Owner:** BROADSTONE KKD PORTFOLIO LLC C/O KRISPY KREME  
**PIN:** 13004218 **Address:** 3400 W MERCURY BLVD

	<i>Assessment</i>	<i>Office Review</i>	<i>Recommended</i>	<i>Decision</i>	<i>Change</i>
Land	\$790,400	\$790,400	\$790,400	\$790,400	<b>\$0</b>
Improvement(s)	\$850,000	\$850,000	\$850,000	\$850,000	<b>\$0</b>
<b>Total</b>	<b>\$1,640,400</b>	<b>\$1,640,400</b>	<b>\$1,640,400</b>	<b>\$1,640,400</b>	<b>\$0</b>

The owner or agent did not make a presentation. The appeal was made on the basis of Fair Market Value. A report for the Office of the Assessor of Real Estate was presented by Gary James.

**Board Vote:** The motion was made by George C. Moore Sr. and seconded by Julianne Cyr to affirm the current assessment based on fair market value. After discussion the Board of Review voted:

David Richards	Yea	George C. Moore Sr.	Yea
Julianne Cyr	Yea		
Asa Jenrette Jr.	Yea		

**3 Case:** FY2021 - 7001177 **Owner:** CANAVOS SAM C & ANGELIKI S C/O SAMMY & NICKS  
**PIN:** 7001177 **Address:** 1928 N ARMISTEAD AVE

	<i>Assessment</i>	<i>Office Review</i>	<i>Recommended</i>	<i>Decision</i>	<i>Change</i>
Land	\$560,000	NA	\$560,000	\$560,000	<b>\$0</b>
Improvement(s)	\$1,379,300	NA	\$1,379,300	\$1,379,300	<b>\$0</b>
<b>Total</b>	<b>\$1,939,300</b>	<b>NA</b>	<b>\$1,939,300</b>	<b>\$1,939,300</b>	<b>\$0</b>

The owner or agent did not make a presentation. The appeal was made on the basis of Equalization and Incomplete or Incorrect Data. A report for the Office of the Assessor of Real Estate was presented by Gary James. The Board went into closed session for discussion.

**Board Vote:** The motion was made by George C. Moore Sr. and seconded by Asa Jenrette Jr. to affirm the current assessment based on equalization. After discussion the Board of Review voted:

David Richards	Yea	George C. Moore Sr.	Yea
Julianne Cyr	Nay		
Asa Jenrette Jr.	Yea		

**4 Case:** FY2021 - 7001205 **Owner:** GOODWILL INDUSTRIES OF CENTRAL VIRGINIA INC  
**PIN:** 7001205 **Address:** 1911 SAVILLE ROW

	<i>Assessment</i>	<i>Office Review</i>	<i>Recommended</i>	<i>Decision</i>	<i>Change</i>
Land	\$3,737,400	\$3,737,400	\$3,737,400	\$3,737,400	<b>\$0</b>
Improvement(s)	\$5,938,200	\$5,263,600	\$5,263,600	\$3,413,100	<b>(\$1,850,500)</b> -35%
<b>Total</b>	<b>\$9,675,600</b>	<b>\$9,001,000</b>	<b>\$9,001,000</b>	<b>\$7,150,500</b>	<b>(\$1,850,500)</b> -21%

The agent spoke before the Board. The appeal was made on the basis of Fair Market Value. A report for the Office of the Assessor of Real Estate was presented by Gary James.

**Board Vote:** The motion was made by Julianne Cyr and seconded by Asa Jenrette Jr. to adjust the current assessment based on fair market value. After discussion the Board of Review voted:

David Richards	Abstain	George C. Moore Sr.	Yea
Julianne Cyr	Yea		
Asa Jenrette Jr.	Yea		

**5 Case:** FY2021 - 7001535 **Owner:** COLISEUM PROPERTIES LLC C/O JOSEPH TOMLINSON  
**PIN:** 7001535 **Address:** 2160 COLISEUM DR

	<i>Assessment</i>	<i>Office Review</i>	<i>Recommended</i>	<i>Decision</i>	<i>Change</i>
Land	\$2,365,100	NA	\$2,365,100	\$2,365,100	<b>\$0</b>
Improvement(s)	\$3,112,800	NA	\$3,112,800	\$3,112,800	<b>\$0</b>
<b>Total</b>	<b>\$5,477,900</b>	<b>NA</b>	<b>\$5,477,900</b>	<b>\$5,477,900</b>	<b>\$0</b>

The owner or agent did not make a presentation. The appeal was made on the basis of Fair Market Value. A report for the Office of the Assessor of Real Estate was presented by Gary James.

**Board Vote:** The motion was made by Julianne Cyr and seconded by George C. Moore Sr. to affirm the current assessment based on fair market value. After discussion the Board of Review voted:

David Richards	Yea	George C. Moore Sr.	Yea
Julianne Cyr	Yea		
Asa Jenrette Jr.	Yea		

**6 Case:** FY2021 - 8005832 **Owner:** GATOR HAMPTON PARTNERS LLLP  
**PIN:** 8005832 **Address:** 210 W MERCURY BLVD

	<i>Assessment</i>	<i>Office Review</i>	<i>Recommended</i>	<i>Decision</i>	<i>Change</i>
Land	\$2,655,100	NA	\$2,655,100	\$2,655,100	<b>\$0</b>
Improvement(s)	\$218,900	NA	\$218,900	\$218,900	<b>\$0</b>
<b>Total</b>	<b>\$2,874,000</b>	<b>NA</b>	<b>\$2,874,000</b>	<b>\$2,874,000</b>	<b>\$0</b>

The owner or agent did not make a presentation. The appeal was made on the basis of Fair Market Value. A report for the Office of the Assessor of Real Estate was presented by Gary James.

**Board Vote:** The motion was made by Asa Jenrette Jr. and seconded by George C. Moore Sr. to affirm the current assessment based on fair market value. After discussion the Board of Review voted:

David Richards	Yea	George C. Moore Sr.	Yea
Julianne Cyr	Yea		
Asa Jenrette Jr.	Yea		

**7 Case:** FY2021 - 13000243 **Owner:** SCI VIRGINIA FUNERAL SERVICES INC PROPERTY TAX DEPT  
**PIN:** 13000243 **Address:** 2551 N ARMISTEAD AVE

	<i>Assessment</i>	<i>Office Review</i>	<i>Recommended</i>	<i>Decision</i>	<i>Change</i>
Land	\$1,360,700	NA	\$1,360,700	\$1,360,700	<b>\$0</b>
Improvement(s)	\$1,124,300	NA	\$1,124,300	\$1,124,300	<b>\$0</b>
<b>Total</b>	<b>\$2,485,000</b>	<b>NA</b>	<b>\$2,485,000</b>	<b>\$2,485,000</b>	<b>\$0</b>

The owner or agent did not make a presentation. The appeal was made on the basis of Fair Market Value. A report for the Office of the Assessor of Real Estate was presented by Gary James.

**Board Vote:** The motion was made by George C. Moore Sr. and seconded by Julianne Cyr to affirm the current assessment based on fair market value. After discussion the Board of Review voted:

David Richards	Yea	George C. Moore Sr.	Yea
Julianne Cyr	Yea		
Asa Jenrette Jr.	Yea		

**8 Case:** FY2021 - 7001846 **Owner:** TYSINGER REAL ESTATE LLC ETAL  
**PIN:** 7001846 **Address:** 2712 MAGRUDER BLVD

	<i>Assessment</i>	<i>Office Review</i>	<i>Recommended</i>	<i>Decision</i>	<i>Change</i>
Land	\$2,001,800	NA	\$2,001,800	\$2,001,800	<b>\$0</b>
Improvement(s)	\$13,380,700	NA	\$12,918,700	\$12,918,700	<b>(\$462,000)</b> -3%
Total	<b>\$15,382,500</b>	<b>NA</b>	<b>\$14,920,500</b>	<b>\$14,920,500</b>	<b>(\$462,000)</b> -3%

The agent spoke before the Board. The appeal was made on the basis of Fair Market Value. A report for the Office of the Assessor of Real Estate was presented by Gary James.

**Board Vote:** The motion was made by Julianne Cyr and seconded by George C. Moore Sr. to adjust the current assessment based on fair market value. After discussion the Board of Review voted:

David Richards	Yea	George C. Moore Sr.	Yea
Julianne Cyr	Yea		
Asa Jenrette Jr.	Yea		

**Other Notes:** Board voted to adjust to the Assessor's recommended value.

**9 Case:** FY2021 - 1007350 **Owner:** KECOUGHTAN HOUSING COMPANY C/O ABBITT MGT LLC  
**PIN:** 1007350 **Address:** 3605 KECOUGHTAN RD

	<i>Assessment</i>	<i>Office Review</i>	<i>Recommended</i>	<i>Decision</i>	<i>Change</i>
Land	\$840,000	\$840,000	\$840,000	\$840,000	<b>\$0</b>
Improvement(s)	\$1,539,300	\$1,539,300	\$1,539,300	\$1,539,300	<b>\$0</b>
Total	<b>\$2,379,300</b>	<b>\$2,379,300</b>	<b>\$2,379,300</b>	<b>\$2,379,300</b>	<b>\$0</b>

The agent spoke before the Board. The appeal was made on the basis of Fair Market Value. A report for the Office of the Assessor of Real Estate was presented by Gary James. The Board went into closed session for discussion.

**Board Vote:** The motion was made by George C. Moore Sr. and seconded by Julianne Cyr to affirm the current assessment based on fair market value. After discussion the Board of Review voted:

David Richards	Yea	George C. Moore Sr.	Yea
Julianne Cyr	Yea		
Asa Jenrette Jr.	Yea		

**10 Case:** FY2021 - 2000409 **Owner:** LASALLE HOUSING LIMITED C/O ABBITT MGT LLC  
**PIN:** 2000409 **Address:** 810 LASALLE AVE

	<i>Assessment</i>	<i>Office Review</i>	<i>Recommended</i>	<i>Decision</i>	<i>Change</i>
Land	\$660,000	\$660,000	\$660,000	\$660,000	<b>\$0</b>
Improvement(s)	\$1,108,900	\$1,108,900	\$1,108,900	\$1,108,900	<b>\$0</b>
Total	<b>\$1,768,900</b>	<b>\$1,768,900</b>	<b>\$1,768,900</b>	<b>\$1,768,900</b>	<b>\$0</b>

The agent spoke before the Board. The appeal was made on the basis of Fair Market Value. A report for the Office of the Assessor of Real Estate was presented by Gary James. The Board went into closed session for discussion.

**Board Vote:** The motion was made by George C. Moore Sr. and seconded by Julianne Cyr to affirm the current assessment based on fair market value. After discussion the Board of Review voted:

David Richards	Yea	George C. Moore Sr.	Yea
Julianne Cyr	Yea		
Asa Jenrette Jr.	Yea		

**11 Case:** FY2021 - 12001523 **Owner:** WEST COUNTY CO LTD C/O ABBITT MGT LLC  
**PIN:** 12001523 **Address:** 2 BAINBRIDGE AVE

	<i>Assessment</i>	<i>Office Review</i>	<i>Recommended</i>	<i>Decision</i>	<i>Change</i>
Land	\$690,000	\$690,000	\$690,000	\$690,000	<b>\$0</b>
Improvement(s)	\$1,542,900	\$1,542,900	\$1,542,900	\$1,542,900	<b>\$0</b>
<b>Total</b>	<b>\$2,232,900</b>	<b>\$2,232,900</b>	<b>\$2,232,900</b>	<b>\$2,232,900</b>	<b>\$0</b>

The agent spoke before the Board. The appeal was made on the basis of Fair Market Value. A report for the Office of the Assessor of Real Estate was presented by Gary James. The Board went into closed session for discussion.

**Board Vote:** The motion was made by Asa Jenrette Jr. and seconded by George C. Moore Sr. to affirm the current assessment based on fair market value. After discussion the Board of Review voted:

David Richards	Yea	George C. Moore Sr.	Yea
Julianne Cyr	Yea		
Asa Jenrette Jr.	Yea		

**12 Case:** FY2021 - 7001167 **Owner:** ARMISTEAD TOWNHOUSES LTD C/O ABBITT MGT LLC  
**PIN:** 7001167 **Address:** 2013 N ARMISTEAD AVE

	<i>Assessment</i>	<i>Office Review</i>	<i>Recommended</i>	<i>Decision</i>	<i>Change</i>
Land	\$1,395,000	\$1,395,000	\$1,395,000	\$1,395,000	<b>\$0</b>
Improvement(s)	\$3,466,700	\$3,466,700	\$3,466,700	\$3,466,700	<b>\$0</b>
<b>Total</b>	<b>\$4,861,700</b>	<b>\$4,861,700</b>	<b>\$4,861,700</b>	<b>\$4,861,700</b>	<b>\$0</b>

The agent spoke before the Board. The appeal was made on the basis of Fair Market Value. A report for the Office of the Assessor of Real Estate was presented by Gary James. The Board went into closed session for discussion.

**Board Vote:** The motion was made by Asa Jenrette Jr. and seconded by Julianne Cyr to affirm the current assessment based on fair market value. After discussion the Board of Review voted:

David Richards	Yea	George C. Moore Sr.	Yea
Julianne Cyr	Yea		
Asa Jenrette Jr.	Yea		

**13 Case:** FY2021 - 7001355 **Owner:** FANNIE MAE & NOMAGON TITLE HOLDING I LLC  
**PIN:** 7001355 **Address:** 2220 EXECUTIVE DR

	<i>Assessment</i>	<i>Office Review</i>	<i>Recommended</i>	<i>Decision</i>	<i>Change</i>
Land	\$1,400,200	\$1,400,200	\$1,400,200	\$1,400,200	<b>\$0</b>
Improvement(s)	\$8,872,300	\$8,872,300	\$8,872,300	\$8,872,300	<b>\$0</b>
<b>Total</b>	<b>\$10,272,500</b>	<b>\$10,272,500</b>	<b>\$10,272,500</b>	<b>\$10,272,500</b>	<b>\$0</b>

The agent spoke before the Board. The appeal was made on the basis of Fair Market Value. A report for the Office of the Assessor of Real Estate was presented by Gary James. The Board went into closed session for discussion.

**Board Vote:** The motion was made by Asa Jenrette Jr. and seconded by George C. Moore Sr. to affirm the current assessment based on fair market value. After discussion the Board of Review voted:

David Richards	Yea	George C. Moore Sr.	Yea
Julianne Cyr	Yea		
Asa Jenrette Jr.	Yea		

**14 Case:** FY2021 - 13004013 **Owner:** NETCENTER HOLDINGS LLC  
**PIN:** 13004013 **Address:** 5200 W MERCURY BLVD

	<i>Assessment</i>	<i>Office Review</i>	<i>Recommended</i>	<i>Decision</i>	<i>Change</i>
Land	\$3,361,900	NA	\$3,361,900	\$3,361,900	<b>\$0</b>
Improvement(s)	\$11,293,900	NA	\$11,293,900	\$11,293,900	<b>\$0</b>
<b>Total</b>	<b>\$14,655,800</b>	<b>NA</b>	<b>\$14,655,800</b>	<b>\$14,655,800</b>	<b>\$0</b>

The agent spoke before the Board. The appeal was made on the basis of Fair Market Value. A report for the Office of the Assessor of Real Estate was presented by Gary James.

**Board Vote:** The motion was made by George C. Moore Sr. and seconded by Asa Jenrette Jr. to affirm the current assessment based on fair market value. After discussion the Board of Review voted:

Asa Jenrette Jr.      Yea  
 Julianne Cyr            Yea  
 George C. Moore Sr.   Yea

**Other Notes:** Mr. Richards recused himself.

**15 Case:** FY2021 - 13004015 **Owner:** NETCENTER HOLDINGS LLC  
**PIN:** 13004015 **Address:** 5200 W MERCURY BLVD

	<i>Assessment</i>	<i>Office Review</i>	<i>Recommended</i>	<i>Decision</i>	<i>Change</i>
Land	\$1,368,000	NA	\$1,368,000	\$1,368,000	<b>\$0</b>
Improvement(s)	\$4,476,400	NA	\$4,476,400	\$4,476,400	<b>\$0</b>
<b>Total</b>	<b>\$5,844,400</b>	<b>NA</b>	<b>\$5,844,400</b>	<b>\$5,844,400</b>	<b>\$0</b>

The agent spoke before the Board. The appeal was made on the basis of Fair Market Value. A report for the Office of the Assessor of Real Estate was presented by Gary James.

**Board Vote:** The motion was made by George C. Moore Sr. and seconded by Asa Jenrette Jr. to affirm the current assessment based on fair market value. After discussion the Board of Review voted:

Asa Jenrette Jr.      Yea  
 Julianne Cyr            Nay  
 George C. Moore Sr.   Yea

**Other Notes:** Mr. Richards recused himself.

**VI. New Business**

The meeting was adjourned at 1:00pm

**Office of the Assessor of Real Estate**  
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*Recipient of the Certificate of Excellence in Assessment Administration  
 from the International Association of Assessing Officer*